

# **SCHEDULE**

# **A**

**SCHEDULE A**

**AUTHORITY FOR THE TAKING**

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved December 27, 2020, as Public Law 116-260, div. F, tit. II, 134 Stat. 1452, which appropriated the funds that shall be used for the taking.

# **SCHEDULE B**

**SCHEDULE B**

**PUBLIC PURPOSE**

The public purpose for which said property is taken is to construct, install, operate, and maintain border barrier, including gates and power to operate such gates as well as roads that will be required to construct, operate, and maintain the border barrier.

# **SCHEDULE C**

**SCHEDULE C**

**LEGAL DESCRIPTION**

Starr County, Texas

Tract: RGV-RGC-6008

Owners: Maria De La Luz S. Rodriguez, *et al.*

Acres: 0.795

**Being** a 0.795 of one acre (34,637 square feet) parcel of land, more or less, being out of the Augustine de la Garza Survey, Abstract No. 83, Porción 73, ancient jurisdiction of Camargo, Mexico, now Starr County, Texas, being out of the remainder of a called 3 acre tract out of Share 19-A as described in Deed of Conveyance recorded in Volume 174, Page 299, Deed Records of Starr County, Texas (First), being the same tract of land conveyed to Filiberto Sepulveda by Warranty Deed recorded in Volume 182, Page 398, Deed Records of Starr County, Texas, being the same tract of land conveyed to Maria De La Luz S. Rodriguez by Correction Deed recorded in Volume 495, Page 382, Deed Records of Starr County, Texas, and being the same tract of land conveyed to Maria de la Luz Rodriguez, et al by Affidavit of Heirship recorded in Volume 1538, Page 745 and Volume 1538, Page 751, Official Records of Starr County, Texas, said parcel of land being more particularly described by metes and bounds as follows;

**Commencing** at a found 1/2" iron rod at the northeast corner of the 3 acre tract, the southeast corner of the remainder of a called 22.86 acre tract conveyed to Starr Produce Company by Warranty Deed with Vendor's Lien recorded in Volume 512, Page 667, Official Records of Starr County, Texas (Share 19-A) and the southeast corner of a called 15' wide easement and right-of-way described in Deed of Conveyance recorded in Volume 174, Page 299, Deed Records of Starr County, Texas (Second), said point being in the west line of a called 15.27 acre tract conveyed to Jose Maria Reyes, et al by Partition Deed recorded in Volume 171, Page 36, Deed Records of Starr County, Texas (Share 15), said point having the coordinates of N=16658969.423, E=854296.760, said point bears S 54°19'14" W, a distance of 1601.53' from United States Army Corps of Engineers Control Point No. 211;

**Thence:** N 81°52'03" W (West, Record), departing the west line of the 15.27 acre tract, with the north line of the 3 acre tract, the south line of the remainder of the 22.86 acre tract and the south line of the 15' wide easement and right-of-way, passing at 15.00' the southwest corner of the 15' wide easement and right-of-way, continuing for a total distance of 601.88' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6007-1=6008-1" for the **Point of Beginning** and northeast corner of Tract RGV-RGC-6008, said point being in the north line of the 3 acre tract and the south line of the remainder of the 22.86 acre tract, said point having the coordinates of N=16659054.567, E=853700.937;

**SCHEDULE C (Cont.)**

**Thence:** departing the south line of the remainder of the 22.86 acre tract, over and across the remainder of the 3 acre tract, the following courses and distances:

- S 15°11'46" E, for a distance of 78.54' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6008-2" for an angle point in the east line of Tract RGV-RGC-6008;
- S 56°06'51" E, for a distance of 118.76' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6008-3=6084-4" for the southeast corner of Tract RGV-RGC-6008, said point being in the south line of the remainder of the 3 acre tract and the north line of a called 2.1 acre tract conveyed to David S. Reyes by Correction Deed recorded in Volume 509, Page 291, Official Records of Starr County, Texas;

**Thence:** N 82°27'35" W, with the south line of the remainder of the 3 acre tract and the north line of the 2.1 acre tract, for a distance of 301.12' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6008-4=6084-3" in the south line of Tract RGV-RGC-6008, said point being in the south line of the remainder of the 3 acre tract and the north line of the 2.1 acre tract;

**Thence:** N 82°27'35" W, continuing with the south line of the remainder of the 3 acre tract and the north line of the 2.1 acre tract, for a distance of 25.30' to a calculated point for the southwest corner of Tract RGV-RGC-6008, said point being at the southwest corner of the remainder of the 3 acre tract and the northwest corner of the 2.1 acre tract, said point being on the east bank of the Rio Grande;

**Thence:** with the east bank of the Rio Grande and its meanders, the following courses and distances:

- N 13°30'18" W, for a distance of 2.34' to a calculated point for angle;
- N 25°17'56" W, for a distance of 57.57' to a calculated point for angle;
- N 26°58'59" W, for a distance of 22.72' to a calculated point for angle;
- N 24°59'24" W, for a distance of 69.60' to a calculated point for the northwest corner of Tract RGV-RGC-6008, said point being at the northwest corner of the 3 acre tract and the southwest corner of the remainder of the 22.86 acre tract, said point being on the east bank of the Rio Grande;

**Thence:** S 81°52'03" E (West, Record), departing the east bank of the Rio Grande, with the north line of the 3 acre tract and the south line of the remainder of the 22.86 acre tract, for a distance of 54.35' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6007-2=6008-5" in the north line of Tract RGV-RGC-6008, said point being in the north line of the 3 acre tract and the south line of the remainder of the 22.86 acre tract;

**SCHEDULE C (Cont.)**

**Thence:** S 81°52'03" E (West, Record), continuing with the north line of the 3 acre tract and the south line of the remainder of the 22.86 acre tract, passing at 32.36' a found 1/2" iron rod, continuing for a total distance of 217.66' to the **Point of Beginning**.



**SCHEDULE C (Cont.)**

**LEGAL DESCRIPTION**

Starr County, Texas

Tract: RGV-RGC-6084

Owners: David S. Reyes, Jr., *et al.*

Acres: 0.353

**Being** a 0.353 of one acre (15,392 square feet) parcel of land, more or less, being out of the Augustine de la Garza Survey, Abstract No. 83, Porción 73, ancient jurisdiction of Camargo, Mexico, now Starr County, Texas, being out of the south 1 acre of a called 3 acre tract out of Share 19-A as described in Deed of Conveyance recorded in Volume 174, Page 299, Deed Records of Starr County, Texas (First), said 1 acre tract being the same tract of land conveyed to Concepcion R. de Maldonado, et al by Warranty Deed recorded in Volume 203, Page 479, Deed Records of Starr County, Texas, and being out of a called 2.1 acre tract conveyed to David S. Reyes by Correction Deed recorded in Volume 509, Page 291, Official Records of Starr County, Texas, said parcel of land being more particularly described by metes and bounds as follows;

**Commencing** at a found 1/2" iron rod at the southeast corner of the 2.1 acre tract and a northerly exterior corner of a called 22.18 acre tract conveyed to Rio Water Supply Corporation by General Warranty Deed recorded in Volume 1219, Page 305, Official Records of Starr County, Texas, said point being in the east line of Share 14 and the west line of a called 15.27 acre tract conveyed to Jose Maria Reyes, et al by Partition Deed recorded in Volume 171, Page 36, Deed Records of Starr County, Texas (Share 15), said point having the coordinates of N=16658722.915, E=854258.360, said point bears S 48°36'14" W, a distance of 1785.38' from United States Army Corps of Engineers Control Point No. SS11-2019;

**Thence:** N 80°48'35" W (N 79°58'00" W, Record), departing the west line of the 15.27 acre tract, with the south line of the 2.1 acre tract and the north line of the 22.18 acre tract, for a distance of 376.58' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6009-1=6079-1", said point being in the south line of the 2.1 acre tract and the north line of the 22.18 acre tract;

**Thence:** N 15°11'46" W, departing the north line of the 22.18 acre tract, over and across the 2.1 acre tract, for a distance of 76.79' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6079-4=6084-1" for the **Point of Beginning** and southeast corner of Tract RGV-RGC-6084, said point being in the south line of the 1 acre tract, the south line of Share 19-A, and the north line of Share 14, said point being within the 2.1 acre tract, said point having the coordinates of N=16658857.162, E=853866.490;

**Thence:** N 81°52'03" W, with the south line of the 1 acre tract, the south line of Share 19-A, and the north line of Share 14, for a distance of 335.40' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6079-3=6084-2" for the southwest corner of Tract RGV-RGC-6084, said point being in the south line of the 1 acre tract, the south line of Share 19-A, and the north line of Share 14, said point being within the 2.1 acre tract;

**Thence:** N 15°09'59" W, departing the south line of Share 19-A and the north line of Share 14, over and across the 1 acre tract and the 2.1 acre tract, for a distance of 49.18' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6008-4=6084-3" for the northwest corner of Tract RGV-RGC-6084, said point being in the north line of the 1 acre tract, the north line of the 2.1 acre tract, and the south line of the remainder of a called 3 acre tract out of Share 19-A as conveyed to Filiberto Sepulveda by Warranty Deed recorded in Volume 182, Page 398, Deed Records of Starr County, Texas, being the same tract of land conveyed to Maria de la Luz S. Rodriguez by Correction Deed recorded in Volume 495, Page 382, Deed Records of Starr County, Texas, being the same tract of land conveyed to Celinda Salinas by Gift Deed recorded in Volume 912, Page 192, Official Records of Starr County, Texas, being the same tract of land conveyed to Roberto Osmar Cuellar by Warranty Deed recorded in Volume 918, Page 699, Official Records of Starr County, Texas, and being the same tract of land conveyed to Reynaldo Sepulveda and Felipa Sepulveda by Warranty Deed recorded in Volume 1045, Page 425, Official Records of Starr County, Texas;

**Thence:** S 82°27'35" E, with the north line of the 1 acre tract, the north line of the 2.1 acre tract, and the south line of the remainder of the 3 acre tract, for a distance of 301.12' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6008-3=6084-4" for the most northerly northeast corner of Tract RGV-RGC-6084, said point being in the north line of the 1 acre tract, the north line of the 2.1 acre tract, and the south line of the remainder of the 3 acre tract;

**Thence:** departing the south line of the remainder of the 3 acre tract, over and across the 2.1 acre tract and the 1 acre tract, the following courses and distances:

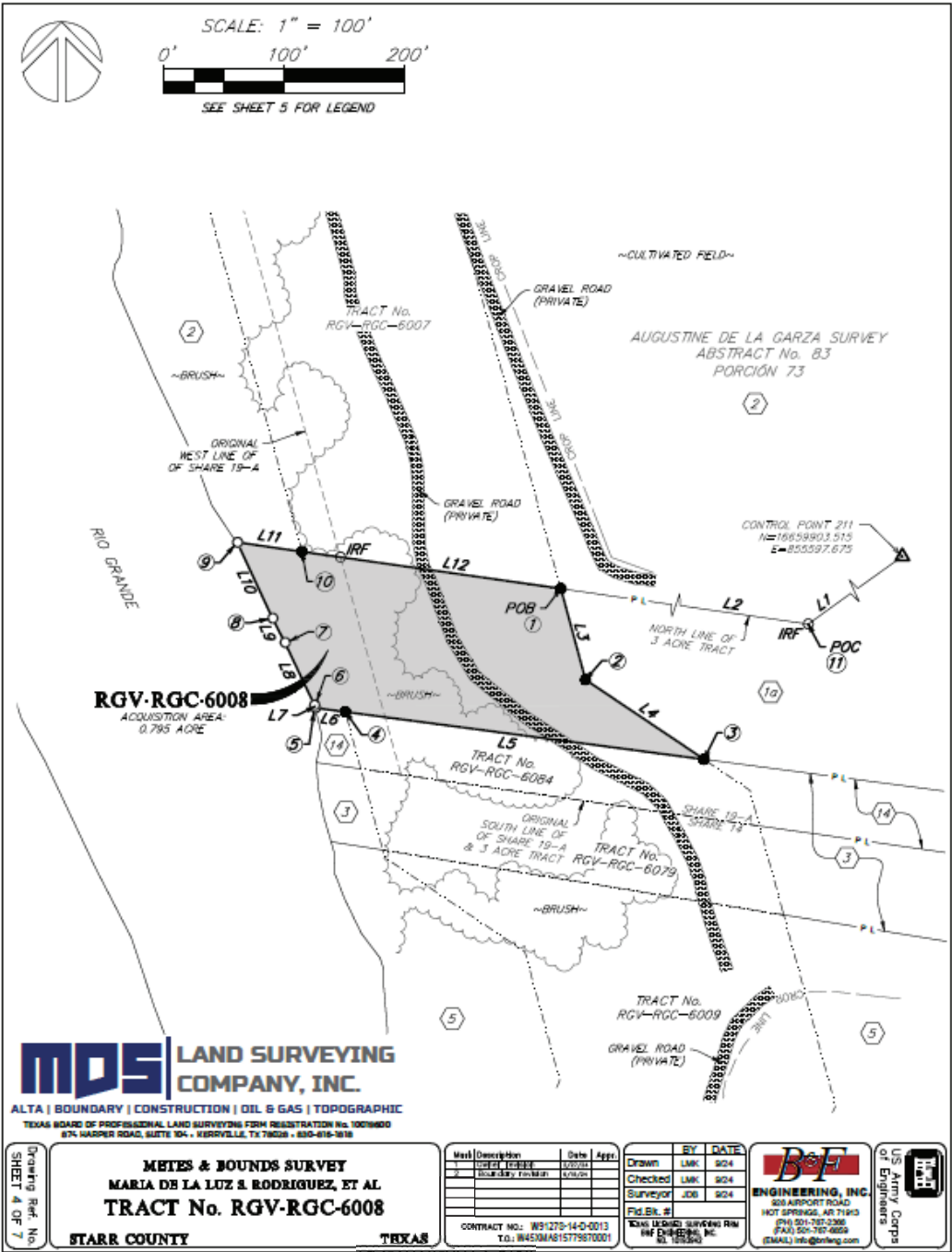
- S 56°06'51" E, for a distance of 46.16' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-6084-5" for the most easterly northeast corner of Tract RGV-RGC-6084;
- S 15°11'46" E, for a distance of 30.74' to the **Point of Beginning**.

# **SCHEDULE D**

**SCHEDULE D**

**MAP or PLAT**

**LAND TO BE CONDEMNED**



**SCHEDULE D (Cont.)**

LINE	BEARING	DISTANCE	REC-BEARING	REC-DISTANCE
L1	S 54°19'14" W	1601.53'	N/A	N/A
L2	N 81°52'03" W	601.88'	WEST	N/A
L3	S 15°11'46" E	78.54'	N/A	N/A
L4	S 56°06'51" E	118.76'	N/A	N/A
L5	N 82°27'35" W	301.12'	N/A	N/A
L6	N 82°27'35" W	25.30'	N/A	N/A
L7	N 13°30'18" W	2.34'	N/A	N/A
L8	N 25°17'56" W	57.57'	N/A	N/A
L9	N 26°58'59" W	22.72'	N/A	N/A
L10	N 24°59'24" W	69.60'	N/A	N/A
L11	S 81°52'03" E	54.36'	WEST	N/A
L12	S 81°52'03" E	217.66'	WEST	N/A

COORDINATE TABLE

MONUMENT No.	NORTHING	EASTING	MONUMENT NAME
1	16659054.567	853700.937	RGV-RGC-6007-1=6008-1
2	16658978.777	853721.523	RGV-RGC-6008-2
3	16658912.561	853820.115	RGV-RGC-6008-3=6084-4
4	16658952.076	853521.596	RGV-RGC-6008-4=6084-3
5	16658955.395	853496.520	RGV-RGC-6008-4-1=6084-2-3
6	16658957.668	853495.974	RGV-RGC-6008-4-2
7	16659009.719	853471.371	RGV-RGC-6008-4-3
8	16659029.964	853461.063	RGV-RGC-6008-4-4
9	16659093.047	853431.660	RGV-RGC-6008-4-5
10	16659085.358	853485.468	RGV-RGC-6007-2=6008-5
11	16658969.423	854296.760	POC RGV-RGC-6007 6008

**LEGEND**

●	5/8" REBAR W/ "MDS" CAP SET	—————	ACQUISITION BOUNDARY
○	CALCULATED POINT	-----	ADJOINING ACQUISITION BOUNDARY
△	CONTROL POINT	~~~~~	BRUSH/VEGETATION
DRSC	DEED RECORDS OF STARR COUNTY	— P L —	PROPERTY LINE
IPF	1" IRON PIPE FOUND	⬢	SEE SHEET 6
IRF	1/2" IRON ROD FOUND		
ORSC	OFFICIAL RECORDS OF STARR COUNTY		
PG	PAGE		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCING		
VOL	VOLUME		

**MDS** LAND SURVEYING  
 COMPANY, INC.

 ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10018600  
 874 HARPER ROAD, SUITE 104 • KERRVILLE, TX 78028 • 830-816-1818

 Drawing Ref. No.  
 SHEET 5 OF 7

**METES & BOUNDS SURVEY**  
**MARIA DE LA LUZ S. RODRIGUEZ, ET AL.**  
**TRACT No. RGV-RGC-6008**

STARR COUNTY

TEXAS

Mod	Description	Date	Appr.
1	FIELD NOTES	02/20/24	
2	FIELD DATA	02/20/24	

 CONTRACT NO.: W91270-14-D-0013  
 T.O.: W45XMAS1575970001

BY	DATE
Drawn	LMK 9/24
Checked	LMK 9/24
Surveyor	JDB 9/24
Field Bk. #	

 Texas Land Surveying Firm  
 MDS ENGINEERING, INC.  
 925 AIRPORT ROAD  
 HOUSTON, TX 77060  
 (PH) 501-767-3366  
 (FAX) 501-767-6659  
 (EMAIL) info@mdseng.com

**B&F**  
**ENGINEERING, INC.**  
 925 AIRPORT ROAD  
 HOUSTON, TX 77060  
 (PH) 501-767-3366  
 (FAX) 501-767-6659  
 (EMAIL) info@bfe.com

 U.S. Army Corps  
 of Engineers


**SCHEDULE D (Cont.)**

<p>10</p> <p>RUBERTO SEPULVEDA CALLED 3 ACRES WARRANTY DEED VOL. 182, PG. 398 DRSC</p> <p>MARIA DE LA LUZ S. RODRIGUEZ REMAINDER OF CALLED 3 ACRES CORRECTION DEED VOL. 495, PG. 382 DRSC</p> <p>MARIA DE LA LUZ RODRIGUEZ, ET AL AFFIDAVIT OF HERSHIP VOL. 1538, PG. 745 DRSC VOL. 1538, PG. 751 DRSC</p> <p>REMAINING AREA: 1.553 ACRES</p>	<p>2</p> <p>STARR PRODUCE COMPANY REMAINDER OF CALLED 22.86 ACRES CORRECTION DEED VOL. 654, PG. 717 DRSC (SHARE 19-4)</p>	<p>5</p> <p>RIO WATER SUPPLY CORPORATION CALLED 22.18 ACRES (21.82 ACRES NET) GENERAL WARRANTY DEED VOL. 1219, PG. 305 DRSC</p>
<p>3</p> <p>DAVID S. REYES CALLED 2.1 ACRES CORRECTION DEED VOL. 509, PG. 291 DRSC</p>	<p>4</p> <p>JOSE MARIA REYES, ET AL CALLED 15.27 ACRES PARTITION DEED VOL. 171, PG. 36 DRSC (SHARE 15)</p>	<p>8</p> <p>CANCELARIO SEPULVEDA CALLED 2.22 ACRES AFFIDAVIT OF POSSESSION VOL. 808, PG. 423 DRSC (SHARE 18)</p>
<p>6</p> <p>STARR PRODUCE COMPANY CALLED 33.17 ACRES CORRECTION DEED VOL. 637, PG. 717 DRSC (SHARE 24)</p>	<p>7</p> <p>MAXIMIANO MALDONADO CALLED 12.37 ACRES PARTITION DEED VOL. 171, PG. 36 DRSC (SHARE 20)</p>	<p>9</p> <p>RUBERTO SEPULVEDA CALLED 8.21 ACRES PARTITION DEED VOL. 171, PG. 36 DRSC (SHARE 17)</p>
<p>10</p> <p>PASQUALA MALDONADO DE GONZALEZ, ET AL REMAINDER OF CALLED 7.50 ACRES PARTITION DEED VOL. 171, PG. 36 DRSC (SHARE 16)</p>	<p>11</p> <p>DAVID S. REYES CALLED 4.475 ACRES DEED OF GIFT VOL. 519, PG. 361 DRSC</p>	<p>12</p> <p>ROMULO RIOJAS CALLED 11.99 ACRES PARTITION DEED VOL. 171, PG. 36 DRSC (SHARE 22)</p>
	<p>13</p> <p>15' WIDE EASEMENT &amp; RIGHT-OF-WAY DEED OF CONVEYANCE VOL. 174, PG. 299 DRSC (SECOND)</p>	<p>14</p> <p>CONCEPCION R. DE MALDONADO, ET AL CALLED 1 ACRE WARRANTY DEED VOL. 203, PG. 479 DRSC</p> <p>DAVID S. REYES CALLED 2.1 ACRES CORRECTION DEED VOL. 509, PG. 291 DRSC</p>

**NOTES:**

1. THE BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCED TO NAD83(2011), TX SOUTH ZONE (4205), US SURVEY FEET, USING THE CORS(2011) ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND (SURFACE) USING THE TADOT COUNTY PUBLISHED COMBINED SCALE FACTOR OF 1.000040000 (E.G. GRID X 1.000040000 = SURFACE).
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT.
3. THE SQUARE FOOTAGE TOTAL RECIDED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
4. THE REMAINING ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENTS AND IS NOT BASED ON FIELD DIMENSIONS.
5. FIELD SURVEY COMPLETED 08/20/2019.
6. MDS LAND SURVEYING COMPANY, INC. HAS PROVIDED THESE SURVEY SERVICES TO THE CORPS OF ENGINEERS AS A SUBCONSULTANT TO BAF ENGINEERING, INC., THE PRIME CONSULTANT. THE CORPS' CONTRACTING OFFICER'S REPRESENTATIVE IS STEPHEN CORLEY, RPLS (817) 886-1143.
7. TITLE RESEARCH PROVIDED BY CRB-PLS, LLC (DATED JULY 31, 2023).

**MDS** LAND SURVEYING  
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600  
874 HARPER ROAD, SUITE 104 • KIRKVILLE, TX 78003 • 830-616-1876

Drawing Ref. No.  
SHEET 6 OF 7

**METES & BOUNDS SURVEY**  
**MARIA DE LA LUZ S. RODRIGUEZ, ET AL**  
**TRACT No. RGV-RGC-6008**

**STARR COUNTY**

**TEXAS**

Mail Description	Date	App.
1. TRACT DEED	10/2/2024	
2. TRACT DEED, FIDUCIARY	5/15/2025	

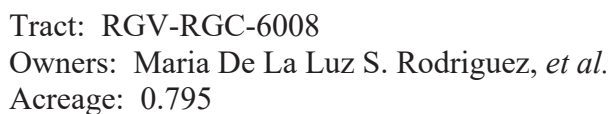
CONTRACT NO.: W91270-14-D-0013  
T.O.: 8453MAB15775570001

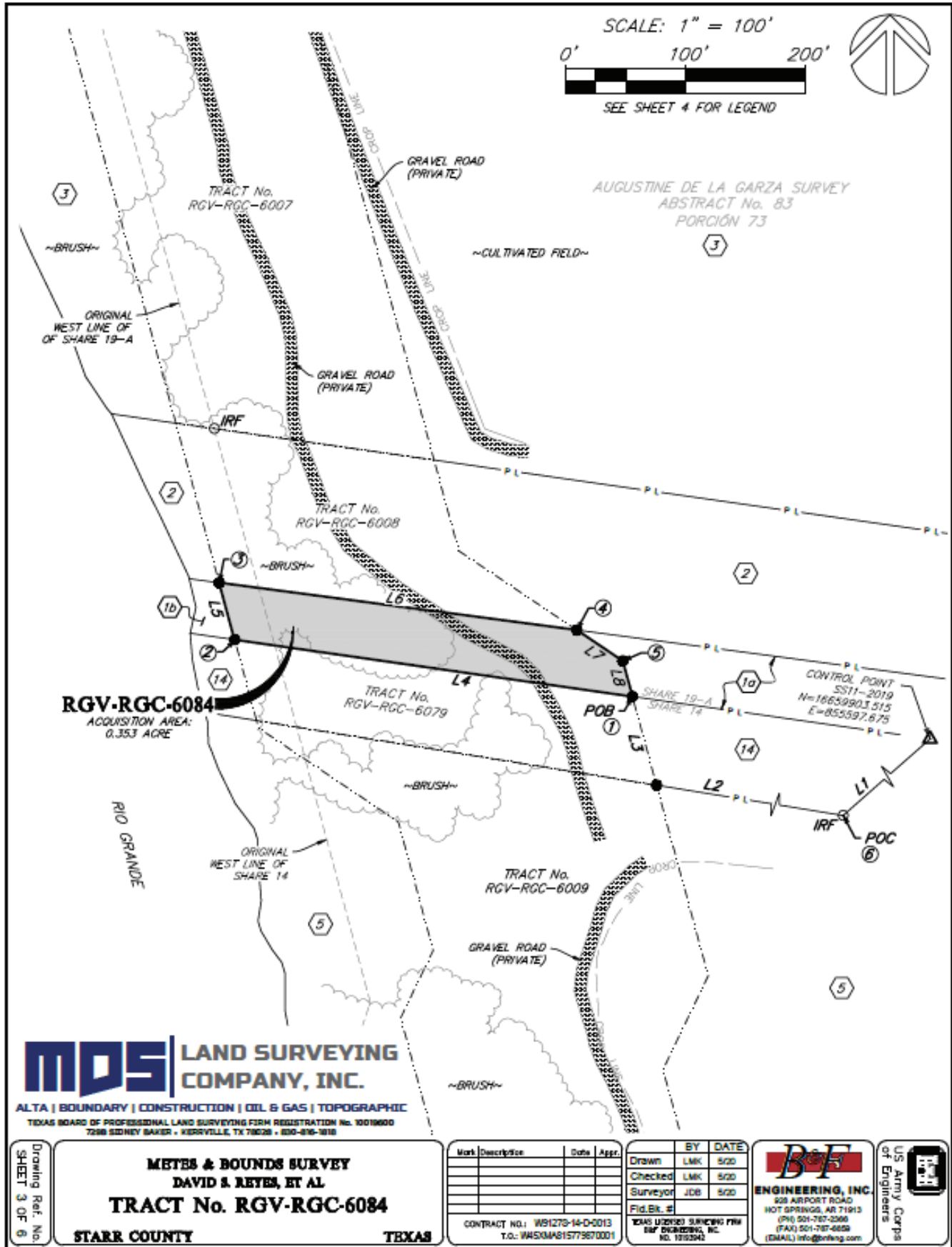
BY	DATE
Drawn	LMK 9/24
Checked	LMK 9/24
Surveyor	JOB 9/24
Fig. Bk. #	
Task Order Number	101-157-0001
Task Order Date	10/2/2024

**B&F**  
**ENGINEERING, INC.**  
808 AIRPORT ROAD  
HOT SPRINGS, AR 71913  
(PH) 501-757-0386  
(FAX) 501-757-0859  
(EMAIL) info@bfeng.com

US Army Corps  
of Engineers





**SCHEDULE D (Cont.)**



**SCHEDULE D (Cont.)**

LINE	BEARING	DISTANCE	REC-BEARING	REC-DISTANCE
L1	S 48°36'14" W	1785.38'	N/A	N/A
L2	N 80°48'35" W	376.58'	N 79°58'00" W	N/A
L3	N 15°11'46" W	76.79'	N/A	N/A
L4	N 81°52'03" W	335.40'	N/A	N/A
L5	N 15°09'59" W	49.18'	N/A	N/A
L6	S 82°27'35" E	301.12'	N/A	N/A
L7	S 56°06'51" E	46.16'	N/A	N/A
L8	S 15°11'46" E	30.74'	N/A	N/A

COORDINATE TABLE

MONUMENT No.	NORTHING	EASTING	MONUMENT NAME
1	16658857.162	853866.490	RGV-RGC-6079-4=6084-1
2	16658904.609	853534.463	RGV-RGC-6079-3=6084-2
3	16658952.076	853521.596	RGV-RGC-6008-4=6084-3
4	16658912.561	853820.115	RGV-RGC-6008-3=6084-4
5	16658886.827	853858.432	RGV-RGC-6084-5
6	16658722.915	854258.360	POC RGV-RGC-6009 6079 6084

**LEGEND**

● 5/8" REBAR W/  
"MDS" CAP SET

○ CALCULATED POINT

△ CONTROL POINT

DRSC DEED RECORDS OF  
STARR COUNTY

IPF 1" IRON PIPE FOUND

IRF 1/2" IRON ROD FOUND

ORSC OFFICIAL RECORDS OF  
STARR COUNTY

PG PAGE

POB POINT OF BEGINNING

POC POINT OF COMMENCING

VOL VOLUME

————— ACQUISITION BOUNDARY

----- ADJOINING ACQUISITION BOUNDARY

~~~~~ BRUSH/VEGETATION

— P L — PROPERTY LINE

⬢ SEE SHEET 5

**MDS** LAND SURVEYING  
COMPANY, INC.

ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC

Texas Board of Professional Land Surveying Firm Registration No. 10018600  
7296 SIDNEY BAKER • KERRVILLE, TX 78603 • 830-816-1818

Drawing Ref. No.  
SHEET 4 OF 6

**METES & BOUNDS SURVEY**  
**DAVID S. REYES, ET AL**  
**TRACT No. RGV-RGC-6084**

**STARR COUNTY**

**TEXAS**

| Mark | Description | Date | Appr. |
|------|-------------|------|-------|
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |
|      |             |      |       |

CONTRACT NO.: W51270-14-D-0013  
T.O.: WASSIMAS15775670001

|            | BY  | DATE |
|------------|-----|------|
| Drawn      | LMK | 5/20 |
| Checked    | LMK | 5/20 |
| Surveyor   | JDB | 5/20 |
| Fid. Bk. # |     |      |

Texas Licensed Surveying Firm  
B&F ENGINEERING, INC.  
NO. 1212342

**B&F**  
**ENGINEERING, INC.**  
926 AIRPORT ROAD  
HOT SPRINGS, AR 71913  
(PH) 501-787-2366  
(FAX) 501-787-6658  
(EMAIL) info@bmfeng.com

US Army Corps  
of Engineers



**SCHEDULE D (Cont.)**

|                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1a</p> <p>DAVID S. REYES<br/>CALLED 2.1 ACRES<br/>CORRECTION DEED<br/>VOL. 509, PG. 291 ORSC</p> <p>CONCEPCION R. DE MALDONADO,<br/>ET AL<br/>CALLED 1 ACRE<br/>WARRANTY DEED<br/>VOL. 203, PG. 479 DRSC</p> <p>REMAINING AREA: 0.496 ACRE</p> | <p>1b</p> <p>DAVID S. REYES<br/>CALLED 2.1 ACRES<br/>CORRECTION DEED<br/>VOL. 509, PG. 291 ORSC</p> <p>CONCEPCION R. DE MALDONADO,<br/>ET AL<br/>CALLED 1 ACRE<br/>WARRANTY DEED<br/>VOL. 203, PG. 479 DRSC</p> <p>REMAINING AREA: 0.030 ACRE</p> | <p>2</p> <p>FILIBERTO SEPULVEDA<br/>CALLED 3 ACRES<br/>WARRANTY DEED<br/>VOL. 182, PG. 398 DRSC</p> <p>MARIA DE LA LUZ S. RODRIGUEZ<br/>REMAINDER OF CALLED 3 ACRES<br/>CORRECTION DEED<br/>VOL. 495, PG. 382 DRSC</p> <p>CELINDA SALINAS<br/>GIFT DEED<br/>VOL. 912, PG. 192 ORSC</p> <p>ROBERTO OSMAR CUELLAR<br/>WARRANTY DEED<br/>VOL. 918, PG. 899 ORSC</p> <p>REYNALDO SEPULVEDA<br/>&amp; FELIPA SEPULVEDA<br/>WARRANTY DEED<br/>VOL. 1045, PG. 425 ORSC</p> |
| <p>3</p> <p>STARR PRODUCE COMPANY<br/>REMAINDER OF<br/>CALLED 22.86 ACRES<br/>CORRECTION DEED<br/>VOL. 657, PG. 717 ORSC<br/>(SHARE 19-A)</p>                                                                                                     | <p>4</p> <p>JOSE MARIA REYES, ET AL<br/>CALLED 15.27 ACRES<br/>PARTITION DEED<br/>VOL. 171, PG. 36 DRSC<br/>(SHARE 15)</p>                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>6</p> <p>STARR PRODUCE COMPANY<br/>CALLED 33.17 ACRES<br/>CORRECTION DEED<br/>VOL. 657, PG. 717 ORSC<br/>(SHARE 24)</p>                                                                                                                        | <p>7</p> <p>STARR PRODUCE COMPANY<br/>CALLED 12.37 ACRES<br/>CORRECTION DEED<br/>VOL. 657, PG. 717 ORSC<br/>(SHARE 20)</p>                                                                                                                        | <p>5</p> <p>PRO WATER SUPPLY CORPORATION<br/>CALLED 22.18 ACRES<br/>(21.82 ACRES NET)<br/>GENERAL WARRANTY DEED<br/>VOL. 1219, PG. 305 ORSC</p>                                                                                                                                                                                                                                                                                                                     |
| <p>9</p> <p>FILIBERTO SEPULVEDA<br/>CALLED 8.21 ACRES<br/>PARTITION DEED<br/>VOL. 171, PG. 36 DRSC<br/>(SHARE 17)</p>                                                                                                                             | <p>10</p> <p>PASQUALA MALDONADO DE<br/>GONZALEZ, ET AL<br/>REMAINDER OF<br/>CALLED 7.50 ACRES<br/>PARTITION DEED<br/>VOL. 171, PG. 36 DRSC<br/>(SHARE 16)</p>                                                                                     | <p>8</p> <p>CANDELARIO SEPULVEDA<br/>CALLED 2.22 ACRES<br/>AFFIDAVIT OF POSSESSION<br/>VOL. 809, PG. 423 ORSC<br/>(SHARE 18)</p>                                                                                                                                                                                                                                                                                                                                    |
| <p>12</p> <p>REYNALDO SEPULVEDA<br/>&amp; FELIPA SEPULVEDA<br/>CALLED 11.989 ACRES<br/>SPECIAL WARRANTY DEED<br/>W/ VENDOR'S LIEN<br/>VOL. 1533, PG. 75 ORSC<br/>(SHARE 22)</p>                                                                   | <p>13</p> <p>15' WIDE EASEMENT<br/>&amp; RIGHT-OF-WAY<br/>DEED OF CONVEYANCE<br/>VOL. 174, PG. 299 DRSC<br/>(SECOND)</p>                                                                                                                          | <p>11</p> <p>DAVID S. REYES<br/>CALLED 4.475 ACRES<br/>DEED OF GIFT<br/>VOL. 519, PG. 361 ORSC</p>                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                   | <p>14</p> <p>DAVID S. REYES<br/>CALLED 2.1 ACRES<br/>CORRECTION DEED<br/>VOL. 509, PG. 291 ORSC</p>                                                                                                                                                                                                                                                                                                                                                                 |

**NOTES:**

1. THE BEARINGS, DISTANCES, AND COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCED TO NAD83(2011), TX SOUTH ZONE (4205), US SURVEY FEET, USING THE CORRS(2011) ADJUSTMENT. THE DISTANCES AND COORDINATES SHOWN HEREON ARE GRID VALUES AND MAY BE CONVERTED TO GROUND (SURFACE) USING THE TxDOT COUNTY PUBLISHED COMBINED SCALE FACTOR OF 1.000040000 (E.G. GRID X 1.000040000 = SURFACE).
2. A SEPARATE METES AND BOUNDS DESCRIPTION OF EQUAL DATE WAS WRITTEN IN CONJUNCTION WITH THIS SURVEY PLAT.
3. THE SQUARE FOOTAGE TOTAL RECITED HEREIN IS BASED ON MATHEMATICAL CALCULATIONS AND SUBJECT TO THE RULES OF ROUNDING AND SIGNIFICANT NUMBERS.
4. THE REMAINING ACREAGE OF THE PARENT TRACT WAS CALCULATED FROM THE RECORDED INSTRUMENTS AND IS NOT BASED ON FIELD DIMENSIONS.
5. FIELD SURVEY COMPLETED 08/20/2019.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
7. MDS LAND SURVEYING COMPANY, INC. HAS PROVIDED THESE SURVEY SERVICES TO THE CORPS OF ENGINEERS AS A SUBCONSULTANT TO B&F ENGINEERING, INC., THE PRIME CONSULTANT. THE CORPS' CONTRACTING OFFICER'S REPRESENTATIVE IS STEPHEN CORLEY, RPLS (817) 886-1143.



ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS | TOPOGRAPHIC  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION No. 10019600  
7266 SIDNEY BAKER • KERRVILLE, TX 78926 • 830-876-3818

Drawing Ref. No.  
SHEET 6 OF 6

**METES & BOUNDS SURVEY**  
**DAVID S. REYES, ET AL**  
**TRACT No. RGV-RGC-6084**

**STARR COUNTY**

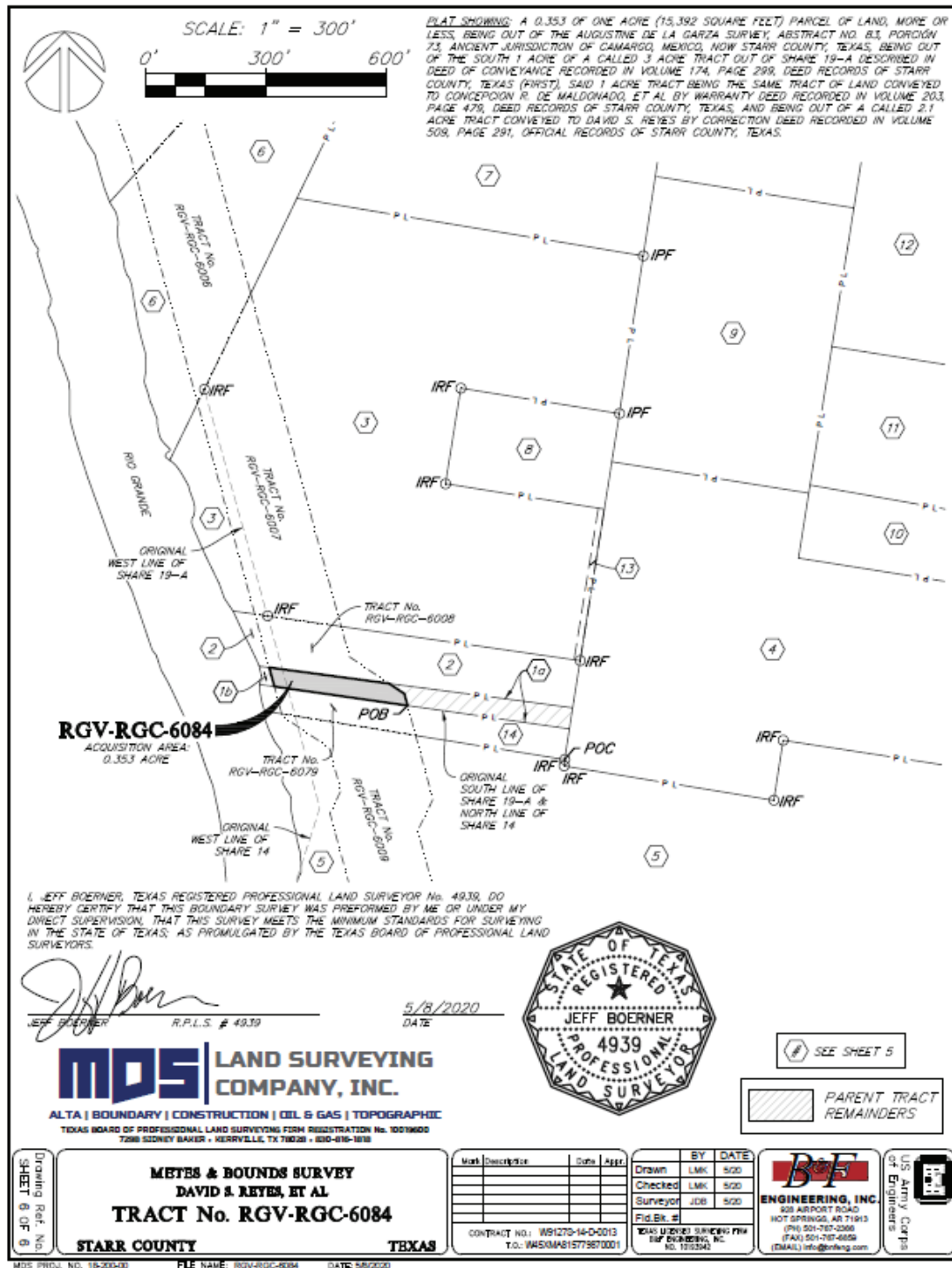
**TEXAS**

| Mark | Description | Date | Appr. |
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CONTRACT NO.: W51270-14-D-0013  
T.O.: W510M081577970001

| BY                          | DATE |
|-----------------------------|------|
| Drawn LMK                   | 5/20 |
| Checked LMK                 | 5/20 |
| Surveyor JDB                | 5/20 |
| Fid.Bk. #                   |      |
| TXAS (L2520) SURVEYING FIRM |      |
| B&F ENGINEERING, INC.       |      |
| NO. 1215242                 |      |



**SCHEDULE D (Cont.)**

Tract: RGV-RGC-6084

Owners: David S. Reyes, Jr., et al.

Acreage: 0.353

# **SCHEDULE E**

**SCHEDULE E**

**ESTATE TAKEN**

Starr County, Texas

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for the exploration, development, production and removal of said minerals;

Reserving to the owners of the lands identified in Deed of Conveyance recorded in Volume 174, Page 299, Deed Records of Starr County, Texas and Warranty Deed recorded in Volume 203, Page 479, Deed Records of Starr County, Texas, reasonable access to and from the owners' lands lying between the Rio Grande River and the border barrier through opening(s) or gate(s) in the border barrier between the westernmost mark labeled "Beginning" and easternmost mark labeled "Ending" depicted on the map below;

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation, and maintenance of the border barrier.



**SCHEDULE E (Cont.)**



# **SCHEDULE**

# **F**

**SCHEDULE F**

**ESTIMATE OF JUST COMPENSATION**

The sum estimated as just compensation for the lands being taken is TWENTY-FIVE THOUSAND SIX HUNDRED THIRTY-SIX DOLLARS AND NO/100 CENTS (\$25,636.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.

**TRACT RGV-RGC-6008:**

The sum estimated as just compensation for the land acquired is TEN THOUSAND THIRTY-SEVEN DOLLARS AND NO/100 CENTS (\$10,037.00).

**TRACT RGV-RGC-6084:**





The sum estimated as just compensation for the land acquired is FIFTEEN THOUSAND FIVE HUNDRED NINETY-NINE DOLLARS AND NO/100 CENTS (\$15,599.00).



# **SCHEDULE G**

**SCHEDULE G****INTERESTED PARTIES**

The following table identifies all persons who have or claim an interest in the property condemned and whose names are now known, indicating the nature of each person's property interest(s) as indicated by references in the public records and any other information available to the United States. *See* Fed. R. Civ. P. 71.1(c).

| Interested Party                                                                                                                                                                                                                                                     | Reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Maria De La Luz Rodriguez</b><br><br>Rio Grande City, TX <br><i>Heir of Filiberto Sepulveda</i> | <b>RGV-RGC-6008</b><br>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 745, Document 2018-0341759, Official Public Records, Starr County, Texas<br><br>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 751, Document 2018-0341762, Official Public Records, Starr County, Texas<br><br>Deed dated August 10, 1979, recorded on February 18, 1983, in Volume 469, Page 77, Document 1979-116073, Official Public Records, Starr County, Texas<br><br>Correction Deed, dated August 29, 1984, recorded on August 30, 1984, in Volume 0495, Page 382, Document 1984-123918, Official Public Records, Starr County, Texas<br><br>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas |
| <b>Reynaldo Sepulveda</b><br><br>Rio Grande City, TX <br><i>Heir of Filiberto Sepulveda</i>    | <b>RGV-RGC-6008</b><br>Gift Deed with Life Estate, dated September 3, 2004, recorded on September 3, 2004, in Vol. 1012, Page 683, Document                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|                                                                                                                           | <p>2004-240566, Official Public Records, Starr County, TX</p> <p>Warranty Deed, dated June 1, 2005, recorded on June 2, 2005, in Vol. 1045, Page 425, Document 2005-00246965, Official Public Records, Starr County, TX</p> <p>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 745, Document 2018-0341759, Official Public Records, Starr County, Texas</p> <p>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 751, Document 2018-0341762, Official Public Records, Starr County, Texas</p> <p>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas</p> |
| <p><b>Celinda S. Salinas</b><br/>[REDACTED]<br/>Rio Grande City, TX [REDACTED]<br/><i>Heir of Filiberto Sepulveda</i></p> | <p><b>RGV-RGC-6008</b></p> <p>Gift Deed, dated October 18, 2001, recorded on October 18, 2001, in Vol. 0912, Page 192, Document 2001-218583, Official Public Records, Starr County, TX</p> <p>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 745, Document 2018-0341759, Official Public Records, Starr County, Texas</p> <p>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 751, Document 2018-0341762, Official Public Records, Starr County, Texas</p>                                                                                                                                                                                                             |

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|                                                                                                                                                                                                                                                                              | <p>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas</p>                                                                                                                                                                                                           |
| <p><b>Roberto O. Cuellar</b><br/> [REDACTED]<br/> Rio Grande City, TX [REDACTED]<br/> <i>Heir of Filiberto Sepulveda</i></p>                                                                                                                                                 | <p><b>RGV-RGC-6008</b><br/> Warranty Deed, dated November 28, 2001, recorded on January 8, 2002, in Volume 0918, Page 699, Document 2002-220127, Official Public Records, Starr County, Texas</p> <p>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas</p>         |
| <p><b>San Juanita Sepulveda</b><br/> [REDACTED]<br/> Rio Grande City, TX [REDACTED]<br/> <i>Heir of Filiberto Sepulveda</i></p>                                                                                                                                              | <p><b>RGV-RGC-6008</b><br/> Warranty Deed, dated August 10, 2021, recorded on September 17, 2021, Document 2021-364479, Official Public Records, Starr County, TX</p> <p>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas</p>                                     |
| <p><b>Sylvia S. Ramos</b><br/> [REDACTED]<br/> Mission, TX [REDACTED]<br/> <i>Heir of Cipriana S. Sandoval/Filiberto Sepulveda</i></p> <p><b>Noe Sandoval</b><br/> [REDACTED]<br/> La Vernia, TX [REDACTED]<br/> <i>Heir of Cipriana S. Sandoval/Filiberto Sepulveda</i></p> | <p><b>RGV-RGC-6008</b><br/> Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 747, Document 2018-00341760, Official Public Records, Starr County, Texas</p> <p>Affidavit of Heirship dated March 16, 2018, recorded on March 22, 2018, in Volume 1538, Page 749, Document 2018-00341761, Official Public Records, Starr County, Texas</p> |

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|                                                                                                                                                                    | Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas                                                                                             |
| <b>Rebecca Sepulveda</b><br>[REDACTED]<br>Rio Grande City, TX [REDACTED]<br><i>Heir of Filiberto Sandoval</i>                                                      | <b>RGV-RGC-6008</b><br>Warranty Deed dated February 5, 1953, and recorded on February 10, 1953, in Volume 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas                                                                      |
| <b>Unknown heirs/devisees of Leonarda Riojas aka Leonarda Riojas Sepulveda</b>                                                                                     | <b>RGV-RGC-6008</b><br>Warranty Deed; dated February 5, 1953; recorded on February 10, 1953, in Vol. 182, Page 398, Document 1953-36996, Official Public Records, Starr County, Texas                                                                           |
| <b>Marinela F. Reyes</b><br>[REDACTED]<br>Rio Grande City, TX [REDACTED]<br><i>Widow/Heir of David S. Reyes, Sr./Heir of Rosalio Reyes, Jr./Rosalio Reyes, Sr.</i> | <b>RGV-RGC-6008</b><br>Deed of Conveyance dated February 18, 1952; recorded on March 21, 1952 in Volume 174, Page 299, Document 1952-35214, Official Public Starr County, Texas                                                                                 |
| <b>Julissa E. Garcia</b><br>[REDACTED]<br>McAllen, TX [REDACTED]<br><i>Heir of David S. Reyes, Sr./Heir of Rosalio Reyes, Jr./Rosalio Reyes, Sr.</i>               | Warranty Deed dated December 31, 1952; recorded on January 14, 1953 in Volume 182, Page 116, Document 1953-36865, Official Public Starr County, Texas                                                                                                           |
| <b>David F. Reyes, Jr.</b><br>[REDACTED]<br>Pasadena, TX [REDACTED]<br><i>Heir of David S. Reyes, Sr./Heir of Rosalio Reyes, Jr./Rosalio Reyes, Sr.</i>            | Warranty Deed; dated June 23, 1955; recorded June 23, 1955 in Volume 203, Page 479, Document 1955-41533, Official Public Starr County, Texas                                                                                                                    |
| <b>Maria E. Bazan</b><br>[REDACTED]<br>McAllen, TX [REDACTED]<br><i>Heir of David S. Reyes, Sr./Heir of Rosalio Reyes, Jr./Rosalio Reyes, Sr.</i>                  | Warranty Deed; dated January 17, 1958; recorded on January 25, 1958 in Volume 233, Page 429, Document 1958-48226, Official Public Starr County, Texas<br><br><b>RGV-RGC-6084</b><br>Quitclaim Deed dated July 5, 1983, recorded on July 8, 1983, in Volume 475, |

|                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                           |
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|                                                                                                                                                                                                                                                                                                                         | <p>Page 734, Document No. 1983-118077, Official Public Records, Starr County, Texas</p> <p>Correction Deed dated January 7, 1985 recorded on May 20, 1985, in Volume 509, Page 291, Document No. 1985-127532, Official Public Records, Starr County, Texas</p>                            |
| <p><b>Unknown heirs/devisees of Concepcion Maldonado</b></p> <p><b>Unknown heirs/devisees of Leonel Maldonado, Sr.</b></p> <p><b>Unknown heirs/devisees of Reynaldo Maldonado, deceased</b></p> <p><b>Unknown heirs/devisees of Paula Abergo</b></p>                                                                    | <p><b>RGV-RGC-6084</b></p> <p>Warranty Deed dated June 23, 1955, recorded on June 23, 1955, in Volume 203, Page 479, Official Public Records, Starr County, Texas</p>                                                                                                                     |
| <p><b>Rio Grande City Consolidated Independent School District</b><br/>P.O. Box 91<br/>Rio Grande City, Texas 78582</p> <p><b>South Texas College</b><br/>100 N. FM 3167, Ste. 200<br/>Rio Grande City, Texas 78582</p> <p><b>Starr County, Texas</b><br/>100 N. FM 3167, Ste. 200<br/>Rio Grande City, Texas 78582</p> | <p><b>RGV-RGC-6008/RGV-RGC-6084</b></p> <p>Abstract of Judgment, Cause No. TS-99-180, in the 229th Judicial Court of Starr County, Texas, dated August 2, 2007, recorded on March 24, 2009, in Volume 1229, Page 68, Document No. 2009-281481, Official Records, Starr County, Texas.</p> |
| <p><b>Ameida Salinas,</b><br/><b>Starr County Tax Assessor</b><br/>100 N. FM 3167, Suite 201<br/>Rio Grande City, Texas 78582</p>                                                                                                                                                                                       | <p><b>RGV-RGC-6008/RGV-RGC-6084</b></p> <p>Sepulveda Filiberto Heirs<br/>Account No. 0024848<br/>AB 83 POR 73 A DELAGARZAPT SH 19-A</p> <p>Maria De La Luz Rodriguez<br/>Account No. 0041752<br/>AB 83 POR 73 A DELA GARZAPT SH 19-A</p>                                                  |

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|  | David S. Reyes, et al<br>Account No. 0036636<br>AB 83 POR 73 A DELA GARZAPT SH<br>19-A |
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